185.A	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	667,400 / 667,400
					USE VALUE:	667,400 / 667,400
					ASSESSED:	667,400 / 667,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BATISTA JOSEPH ANTHONY/TRUSTEE
Owner 2:	DIANE M BATISTA SUPPLEMENTAL
Owner 3:	NEEDS TRUST
Street 1:	PO BOX 254
Street 2:	
Twn/City:	SOUTHBOROUGH
St/Prov:	MA Cntry: Own Occ: N
Postal:	01772 Type:

PREVIOUS OWNER

Owner 1:	BATISTA JOSEPH ANTHONY/TRUSTEE -
Owner 2:	DIANE M BATISTA SUPPLEMENTAL -
Street 1:	4 CHOATE LN
Twn/City:	SOUTHBOROUGH
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,865 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1920 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6865.000	229,200		438,200	667,400
Total Card	0.158	229,200		438,200	667,400
Total Parcel	0.158	229,200		438,200	667,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.60 | /Parcel: 347.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 131244

GIS Ref

GIS Ref

Insp Date 08/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 185.A-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,200	0	6,865.	438,200	667,400	667,400	Year End Roll	12/18/2019
2019	101	FV	243,900	0	6,865.	438,200	682,100	682,100	Year End Roll	1/3/2019
2018	101	FV	243,400	0	6,865.	369,300	612,700	612,700	Year End Roll	12/20/2017
2017	101	FV	243,400	0	6,865.	338,000	581,400	581,400	Year End Roll	1/3/2017
2016	101	FV	243,400	0	6,865.	287,900	531,300	531,300	Year End	1/4/2016
2015	101	FV	201,200	0	6,865.	250,400	451,600	451,600	Year End Roll	12/11/2014
2014	101	FV	201,200	0	6,865.	231,600	432,800	432,800	Year End Roll	12/16/2013
2013	101	FV	201,200	0	6,865.	220,300	421,500	421,500		12/13/2012

!14377!

PRINT

Date	Time
12/11/20	04:14:08

LAST REV

Date	Time
08/30/18	12:26:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14377

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BATISTA JOSEPH	1476-2		7/29/2015	Convenience	100	No	No		Angelina Andrade Batista d.o.d. 8/10/2012 Bk
BATISTA JOSEPH	1476-1		7/29/2015	Convenience	100	No	No		
BATISTA ANGELIN	1166-153		1/7/1997	Family	10	No	No		Angeline Andrade Batista dod 8/10/2012 bk 116

USER DEFINED

Prior Id # 1:	131244
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/1993	43		500					WINDOW IN KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	BS	Barbara S
10/16/2008	Meas/Inspect	189	PATRIOT
3/2/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	163	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6865		Sq. Ft.	Site		0	70.	0.91	7									438,165						438,200	

Total AC/HA: 0.15760 | Total SF/SM: 6865 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 438,165 | Spl Credit | Total: 438,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	82674
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	311405
Depreciation:	82211
Depreciated Total:	229194

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

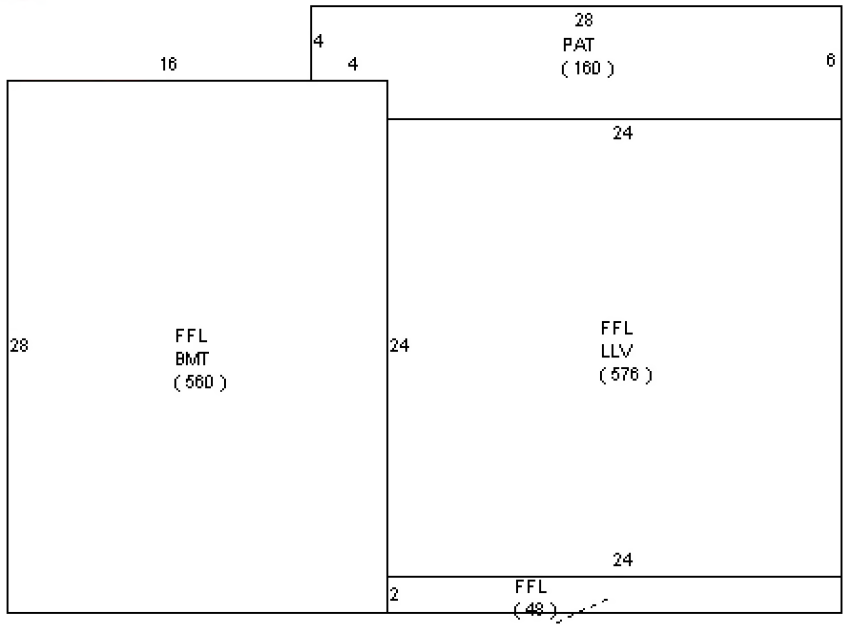
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	92.42
Final Total:	229200	Val/Su SzAd	193.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	126.970	150,330
LLV	Lower Level	576	78.560	45,251
BMT	Basement	560	57.900	32,422
PAT	Patio	160	4.550	728

Net Sketched Area:	2,480			Total:	228,731
Size Ad	1184	Gross Are	2480	FinArea	1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	
LLV	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

185.A-0001-0002.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	